

182.0

0005

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

693,500 /

693,500

USE VALUE:

693,500 /

693,500

ASSESSED:

693,500 /

693,500

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City     |
|----|--------|---------------------------|
| 35 |        | INDIAN HILL RD, ARLINGTON |

**OWNERSHIP**

Unit #:

|                           |  |
|---------------------------|--|
| Owner 1: PELAEZ MARIA P & |  |
| Owner 2: LOVELESS MARY L  |  |
| Owner 3:                  |  |

Street 1: 35 INDIAN HILL RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: VIERIA LISA A -

Owner 2: -

Street 1: 35 INDIAN HILL RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: U

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 8,884 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Aluminum Exterior and 1128 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrooms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

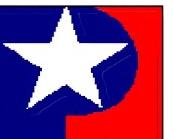
| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**PROPERTY FACTORS**

| Use | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|-----|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family  |          | 8884        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 0.77 | 7     |            |           |        |   |        |   |        |   | 480,564         |           |   |           |        |      | 480,600   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101      | 8884.000  | 212,900        |            | 480,600    | 693,500     |                   | 123253    |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 05/15/18  |


**PATRIOT**  
**Properties Inc.**  
**USER DEFINED**

|                |          |
|----------------|----------|
| Prior Id # 1:  | 123253   |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Date           | Time     |
| 12/11/20       | 04:07:18 |
| PRINT          |          |
| LAST REV       |          |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | FV  | 212,900    | 0         | 8,884.    | 480,600    | 693,500     | 693,500       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 190,900    | 0         | 8,884.    | 480,600    | 671,500     | 671,500       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 168,400    | 0         | 8,884.    | 405,000    | 573,400     | 573,400       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 163,600    | 0         | 8,884.    | 370,700    | 534,300     | 534,300       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 163,600    | 0         | 8,884.    | 315,800    | 479,400     | 479,400       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 153,200    | 0         | 8,884.    | 274,600    | 427,800     | 427,800       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 153,200    | 0         | 8,884.    | 254,000    | 407,200     | 407,200       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 153,200    | 0         | 8,884.    | 241,700    | 394,900     | 394,900       |               | 12/13/2012 |

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**SALES INFORMATION**

| Grantor        | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| VIERIA LISA A, | 61902-120 |      | 5/30/2013 |           | 479,000    | No | No  |       |       |
| FREEMAN MONA P | 27632-145 |      | 8/29/1997 |           | 213,600    | No | No  | Y     |       |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 5/15/2018  | MEAS&NOTICE  | BS  | Barbara S |
| 8/3/2017   | Measured     | DGM | D Mann    |
| 8/3/2017   | Permit Visit | DGM | D Mann    |
| 8/3/2017   | Left Notice  | DGM | D Mann    |
| 3/5/2009   | Meas/Inspect | 163 | PATRIOT   |
| 10/15/2008 | Measured     | 197 | PATRIOT   |
| 1/4/2000   | Mailer Sent  |     |           |
| 12/29/1999 | Measured     | 163 | PATRIOT   |
| 12/1/1981  |              | PS  |           |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

